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U.S. Department of Housing
and Urban Development
Pacific/Hawaii Office of
Community Planning and Development
Environmental Branch

Environmental Assessment

(HUD recommended format per
24 CFR 58.36, revised 1/99)

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Gardens HOPE VI Project

San Francisco Mayor's Office of Housing
25 Van Ness Avenue, Suite 600
San Francisco, CA 94102

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Project Identification: Valencia Gardens HOPE VI Project

Preparer: EIP Associates

Responsible Entity: San Francisco Mayor's Office of Housing
25 Van Ness Avenue, Suite 600
San Francisco, CA 94102

Month/Year: May, 2003

Environmental Assessment

Responsible Entity [24 CFR 58.2(a)(7)]: San Francisco Mayor's Office of Housing

Certifying Officer [24 CFR 58.2(a)(2)]: Daryl Higashi, Director

Project Name: Valencia Gardens HOPE VI Project

Project Location: 340-370 Valencia Street (at 15th Street)

Estimated total project cost: \$60,000,000 (2002 dollars)

Grant Recipient [24 CFR 58.2(a)(5)]: San Francisco Housing Authority

Recipient Address: 440 Turk Street, San Francisco, CA 94102

Project Representative: Steve Haines, Construction Services Manager, Housing Development & Modernization Department, San Francisco Housing Authority

Telephone Number: (415) 715-3174

Project Sponsor: Carlos Romero, Executive Director, Mission Housing Development Corporation

Telephone Number: (415) 864-6432

Conditions for Approval: (List all mitigation measures adopted by the responsible entity to eliminate or minimize adverse environmental impacts. These conditions must be included in project contracts or other relevant documents as requirements). [24 CFR 58.40(d), 40 CFR 1505.2(c)]

In the course of project planning and design, measures have been identified that would reduce or eliminate potential environmental impacts of the project. These measures have been adopted by the Project Sponsor, Mission Housing Development Corporation, and, therefore, are proposed as part of the project.

Architectural Resources

1. Prior to any physical removal of buildings or site features, the Project Sponsor would prepare, or cause to be prepared, documentation of the Valencia Gardens complex. Such documentation would include the precise recording of the structures through measurements, drawings, and photographs and would meet the Historic American Buildings Survey (HABS) recordation standards. The HABS documentation would include the following:
 - HABS outline report would be prepared and would include descriptive and historical information on the buildings, the architects, the landscaping, the landscape architect, the sculptures, and the artist. Information from the previous reports prepared, including the *Valencia Gardens Draft Historic Significance Evaluation*, Carey & Co., 1997, and the *Verification of Historic Significance, Valencia Gardens HOPE VI Project*, Carey & Co., 2002, would be used to fulfill some of the requirements for descriptive and historical information
 - Photographic documentation of the exterior of Valencia Gardens' neighborhood setting, buildings, courtyards, landscape and site features, and sculptures would be prepared.

- Photographic documentation of selected interiors, including a typical dwelling unit, would be prepared. The selected dwelling unit would be appropriately described in the outline report and keyed to the photographs.
 - All photographic documentation would follow the HABS Photographic Standards for detail and quality, use of large format photographs and negatives, archival processing, labeling, and sacrificial test prints. Two sets of archival prints and one set of archival negatives would be prepared.
 - Existing architect's drawings of the housing complex would be included in the HABS documentation. Reference would be made in the documentation report to the repository where the drawings are housed.
2. The documentation of Valencia Gardens would be submitted to the following repositories:
- Documentation report and one set of photographs and negatives would be submitted to the History Room of the San Francisco Public Library.
 - Documentation report would be submitted to the Northwest Information Center of the California Historical Resources Information Resource System.
 - Documentation report, one set of photographs, original drawings, and rehabilitation drawings would be submitted to the Wurster, Bernardi & Emmons Collection, 1922-1974, Environmental Design Archives in the College of Environmental Design, University of California, Berkeley. The original drawings are identified in the Appendix II of Draft Historic Significance Evaluation of the Valencia Gardens as "Original Drawings for Valencia Gardens on 03-10-41 by Harry A. Thomsen Jr. and William Wilson Wurster." The rehabilitation drawings are identified as "Renovation Drawings for Kitchens and Bathrooms on 12-28-73 by the Housing Authority of the City and County of San Francisco." Both drawings sets are in the possession of the San Francisco Housing Authority.
 - The documentation report and xerographic copies of the photographs would be submitted to the San Francisco Planning Department for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of Valencia Gardens.
 - The documentation report and xerographic copies of the photographs would be submitted to the San Francisco Landmarks Preservation Advisory Board.
3. The Project Sponsor would provide a publicly accessible interpretive display area on the project site to include interpretive materials, such as photographs, oral histories, architectural drawings and site plans, and/or written histories documenting the lives of, and events associated with, past occupants of the Valencia Gardens Housing Project. The interpretive display would be submitted to the San Francisco Landmarks Preservation Advisory Board for review and approval prior to final installation.
4. The Project Sponsor would work with the San Francisco Arts Commission to incorporate the Bufano sculptures into the proposed site design. Subject to Arts Commission approval, the Bufano sculptures would be returned to the project site after construction. Prior to removing the sculptures from the site, an art conservator would inspect each sculpture to determine their existing condition. A qualified mover with experience in moving fine art pieces would be contracted to move the sculptures to a storage facility during construction of the proposed project. The storage facility would be one recommended by the art conservator. The same moving company would move the sculptures back, and their placement on the project site would be supervised by the art conservator.

Noise

5. The Project Sponsor shall require project construction contractor(s) to pre-drill holes to the maximum depth feasible on the basis of soil conditions. Contractors shall be required to use construction equipment with state-of-the-art noise shielding and muffling devices.
6. The Project Sponsor shall incorporate any noise mitigation measures identified in the Noise Assessment of the Special Environmental Clearance prepared according to HUD regulations (24 CFR Part 51, Subpart B).

Air Quality

7. The Project Sponsor shall require the contractor(s) to spray the site with water during excavation and construction activities; spray unpaved construction areas with water at least twice per day; cover stockpiles of soil, sand, and other material; cover trucks hauling debris, soil, sand or other such material; and sweep surrounding streets during excavation and construction at least once per day to reduce particulate emissions.
8. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the Project Sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. The Project Sponsor shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as a prohibition on idling motors when equipment is not in use or when trucks are waiting in queues, and implementation of specific maintenance programs to reduce emissions from equipment that would be in frequent use for much of the construction period.

Geology

9. One or more geotechnical investigations by a California-licensed geotechnical engineer are included as part of the project. The Project Sponsor and its contractors shall follow the recommendations of the final geotechnical reports regarding any excavation and construction for the project. The Project Sponsor shall ensure that the construction contractor conducts a pre-construction survey of existing conditions and monitors the adjacent buildings for damage during construction, if recommended by the geotechnical engineer.
10. If dewatering were necessary, the final soils report shall address the potential settlement and subsidence impacts of this dewatering. Based on this discussion, the soils report would determine whether or not a lateral movement and settlement survey should be done to monitor any movement or settlement of surrounding buildings and adjacent streets. If a monitoring survey were recommended, the Department of Building Inspection would require that a Special Inspector (as defined in Article 3 of the Building Code) be retained by the Project Sponsor to perform this monitoring. Instruments shall be used to monitor potential settlement and subsidence. If, in the judgment of the Special Inspector, unacceptable movement were to occur during construction, groundwater recharge shall be used to halt this settlement. The Project Sponsor shall delay construction if necessary. Costs for the survey and any necessary repairs to service lines under the street shall be born by the Project Sponsor.

If dewatering were necessary, the Project Sponsor and its contractor shall follow the geotechnical engineers' recommendations regarding dewatering to avoid settlement of adjacent streets, utilities, and buildings that could potentially occur as a result of dewatering.

11. The Project Sponsor and its contractor shall follow the geotechnical engineers' recommendations regarding installation of settlement markers around the perimeter of shoring to monitor any ground movements outside of the shoring itself. Shoring systems shall be modified as necessary in the event that substantial movements are detected.

Water Quality

12. If dewatering were necessary, the Project Sponsor shall follow the recommendations of the geotechnical engineer or environmental remediation consultant, in consultation with the Bureau of Environmental Regulation and Management of the Department of Public Works, regarding treatment, if any, of pumped groundwater prior to discharge to the combined sewer system.

If dewatering were necessary, groundwater pumped from the site shall be retained in a holding tank to allow suspended particles to settle, if this were found to be necessary by the Bureau of Environmental Regulation and Management of the Department of Public Works to reduce the amount of sediment entering the combined sewer system.

13. The Project Sponsor shall require the general contractor to install and maintain sediment traps in local storm water intakes during construction to reduce the amount of sediment entering the combined sewer system, if this were found to be necessary by the Bureau of Environmental Regulation and Management of the Department of Public Works.

Hazards

14. In addition to local, state, and federal requirements for handling hazardous materials and soil and groundwater containing chemical contaminants, the Project Sponsor shall enter into a remedial action agreement with the Department of Public Health pursuant to Health and Safety Code Section 101480 et seq. At a minimum, the Project Sponsor shall undertake the following work and any additional requirements imposed by the Department of Public Health under the agreement if soil samples for waste characterization and disposal acceptance indicate that chemical concentrations in the soil are above any of the U.S. EPA Preliminary Remediation Goals for Residential Soil (PRGs).

- a. The Project Sponsor shall implement a project specific health and safety plan (HSP) to be used during construction activities. The HSP shall address the safety and health hazards of the project and procedures for the protection of construction workers whom may be in contact with potentially contaminated soil. The HSP shall also specify site control programs, engineering controls, safe work practices, air monitoring requirements, and a description of proper personal protective equipment. The plan shall also include measure to minimize public exposure to potentially contaminated soil (i.e., dust). Such measures would include dust control, appropriate site security, restriction of public access, and posting of warning signs.

If contaminated soils are encountered during earth-moving activities, these soils shall be disposed of off-site in accordance with California hazardous waste disposal regulations (CCR Title 26) or shall be managed in place with approval of the California Department of Toxic Substances Control (DTSC), the Regional Water Quality Control Board (RWQCB), or the San Francisco Department of Public Health (DPH).

- b. Prior to any demolition or excavation at the project site the Project Sponsor shall conduct surveys to identify any potentially hazardous materials (e.g., asbestos, lead-based paints, PCBs, mercury) in existing buildings or building materials. At

a minimum, these surveys shall identify any hazardous materials that would require removal and disposal prior to demolition. These surveys shall be completed by a Registered Environmental Assessor or a similarly qualified individual.

- c. All reports and plans prepared in accordance with this mitigation measure shall be provided to the San Francisco Department of Public Health and any other agencies identified by the Department of Public Health. When all hazardous materials have been removed from existing buildings, and soil and groundwater analysis and other activities have been completed, as appropriate, the Project Sponsor shall submit to the San Francisco Planning Department and the San Francisco Department of Public Health (and any other agencies identified by the Department of Public Health) a report stating that the mitigation measure has been implemented. The report shall describe the steps taken to comply with the mitigation measure and include all verifying documentation. The report shall be certified by a Registered Environmental Assessor or a similarly qualified individual who states that all necessary mitigation measures have been implemented.

Archaeological Resources

15. Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The Project Sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with this measure and with the requirements of the project archaeological research design and treatment plan (Archeo-Tec., *From Bull Fights to Baseball: Archaeological Research Design and Treatment Plan for the Valencia Gardens HOPE VI Project*, December 2002) at the direction of the Environmental Review Officer (ERO). In instances of any inconsistency between the requirements of the project archaeological research design and treatment plan and of this archaeological mitigation measure, the requirement of the latter shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5 (a)(c).

Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.

At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may

be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the Project Sponsor either:

- A) The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or
- B) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- The archeological consultant, Project Sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Archeological Data Recovery Program. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, Project Sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.

The scope of the ADRP shall include the following elements:

- **Field Methods and Procedures.** Descriptions of proposed field strategies, procedures, and operations.
- **Cataloguing and Laboratory Analysis.** Description of selected cataloguing system and artifact analysis procedures.
- **Discard and Deaccession Policy.** Description of and rationale for field and post-field discard and deaccession policies.
- **Interpretive Program.** Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- **Security Measures.** Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- **Final Report.** Description of proposed report format and distribution of results.
- **Curation.** Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Human Remains and Associated or Unassociated Funerary Objects. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, Project Sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects. If the human remains are not Native American, the archaeological consultant will notify the Roman Catholic Archdiocese of San Francisco who will be afforded a reasonable time to make recommendations to the Project Sponsor and consultant for the treatment and disposition of the remains and associated burial items. Following consultation with the Roman Catholic Archdiocese, a procedure for the treatment of non-Native American human remains and associated burial items that may include the preservation, removal, analysis,

curation, or reinternment of the human remains and/or associated burial items will be formulated and implemented.

Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.

FINDING: [58.40(g)]

- ☒ **Finding of No Significant Impact**
(The project will not result in a significant impact on the quality of the human environment)
- ☐ **Finding of Significant Impact**
(The project may significantly affect the quality of the human environment)

Preparer Signature: Muriel F. Kline
Title/Agency: EIP Associates

Date: April 30, 2003

RE Approving Official Signature:
Title/ Agency:

[Signature]
Director

Date: 5/1/03

Statement of Purpose and Need for the Proposal: [40 CFR 1508.9(b)]

Mission Housing Development Corporation (MHDC) proposes to develop up to 290 units of affordable housing, including senior housing, a 5,400-square foot (sf) community center, a 3,000-sf computer learning center, a 3,500-sf childcare center, and 86 parking spaces at the site of the existing Valencia Gardens public housing residential development.

The San Francisco Housing Authority (SFHA) has procured MHDC, a San Francisco Mission District-based, non-profit affordable housing developer with 30 years of experience in development. The SFHA and MHDC have entered into two agreements for the purposes of completing the feasibility and development for the Valencia Gardens revitalization, which will be in effect through the predevelopment period: The Memorandum of Understanding (MOU) and the Valencia Gardens Predevelopment Loan Agreement. Under these agreements, MHDC is granted the authority to procure the architect and many of the other development consultants. MHDC has brought to the development team Van Meter Williams Pollack as the architects of record for the Valencia Gardens site. MHDC and the SFHA are to negotiate a Development and Disposition Agreement (DDA) in 2003. The DDA, with HUD approval, will outline the leasehold interest and development and operations structure anticipated for the Valencia Gardens development.

The MHDC's main objective is to build high-quality, well designed, cost efficient affordable multi-family units and community space of benefit to the residents and surrounding community. MHDC is charged with leveraging private and public financing for this development. The Valencia Gardens redevelopment will be financed by a combination of the HOPE VI Grant funds, local and state governmental affordable housing funds, private debt, and Low-Income Housing Tax Credit equity. The estimated construction cost is \$42 million; the total estimated development cost is \$59 million. Outside of the development costs there is \$2.6 million allocated from the HOPE VI grant from HUD for SFHA to manage relocation and supportive services for residents on- and off-site during construction.

MHDC's objectives with respect to planning and design include the following:

- Continue to provide affordable housing opportunities yet decrease the concentration of public housing units;
- Provide unit types to best meet the needs of families and seniors in affordable housing;
- Provide economically sustainable supportive services for its residents as well as the community;
- Remediate the physical hazards of the existing Valencia Gardens, including soil stabilization;
- Blend the design of the new buildings into the surrounding community; and
- Improve public housing facilities, amenities, security, and Americans with Disabilities Act access at the site.

The Project Sponsor would not consider the proposed project a success if it would not meet the goal of helping to implement the City of San Francisco's housing policy. The proposed project would serve families with incomes ranging from extremely low- to low-income using HUD income definitions, thereby allowing working families the opportunity to remain in San Francisco. In addition, the proposed project would allow low-income families and seniors to live in high-quality, safe and affordable housing. The proposed project would increase the number of 2, 3 and 4 bedroom units, helping to meet the housing needs of larger families, and would also provide a

large number of senior housing units. This is consistent with the City's Action Plan¹ to address the housing and community development needs of low income San Franciscans and addresses the goals established in the 2001-2005 Consolidated Plan², which includes the following priorities:

- Priority A, Increasing and preserving affordable housing by increasing and preserving affordable housing opportunities for a wide range of households, and maintaining and improving housing conditions; and
- Priority C, Preservation of existing and development of new affordable neighborhood facilities by providing funding for the preservation, and development of space for youth, senior, workforce development and other community development activities.

The project would also be consistent with the housing objectives found in the Residential Element and the Urban Design Element of the *San Francisco General Plan*.³ It would be consistent with the San Francisco Housing Authority Public Housing Authority Five Year Plan.⁴

Description of the Proposal: Include all contemplated actions, which logically are either geographically or functionally a composite part of the project, regardless of the source of funding. [24 CFR 58.32, 40 CFR 1508.25]

The proposed Valencia Gardens project site is located at 340-370 Valencia Street, between Guerrero and Valencia Streets on the east and west and 14th and 15th Streets on the north and south, in the Mission District of San Francisco. The approximately 5-acre site occupies most of the City block and is on Lot 2 of Assessor's Block 3546 (see Figure 1). The parcel is owned by the SFHA.

MHDC is working in partnership with the SFHA to replace the Valencia Gardens Public Housing development with new residential facilities. The proposed project would require demolition of the existing 22 three-story Valencia Gardens buildings and would remove surface parking on the project site. Eight of the sculptures designed by Beniemino (Benny) Bufano would be removed during construction; subject to the approval of the San Francisco Arts Commission, they would later be incorporated into the proposed project

The proposed project would include 15 three-story and two four-story buildings containing up to 290 residential units, a community center (approximately 5,400 sf), a childcare center (approximately 3,500 sf), a computer learning center (approximately 3,000 sf), an outdoor child play space (approximately 2,300 sf) and other semi-public community open space, and 86 surface parking spaces. The new development would provide affordable housing opportunities and would improve public housing facilities, amenities, security, and ADA access at the site.

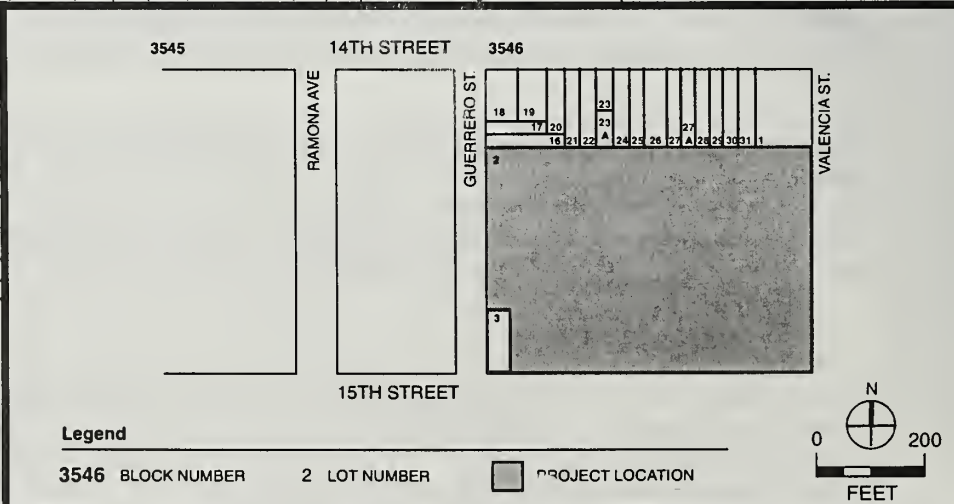
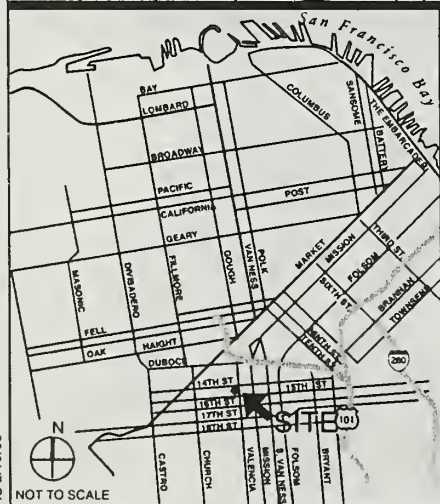
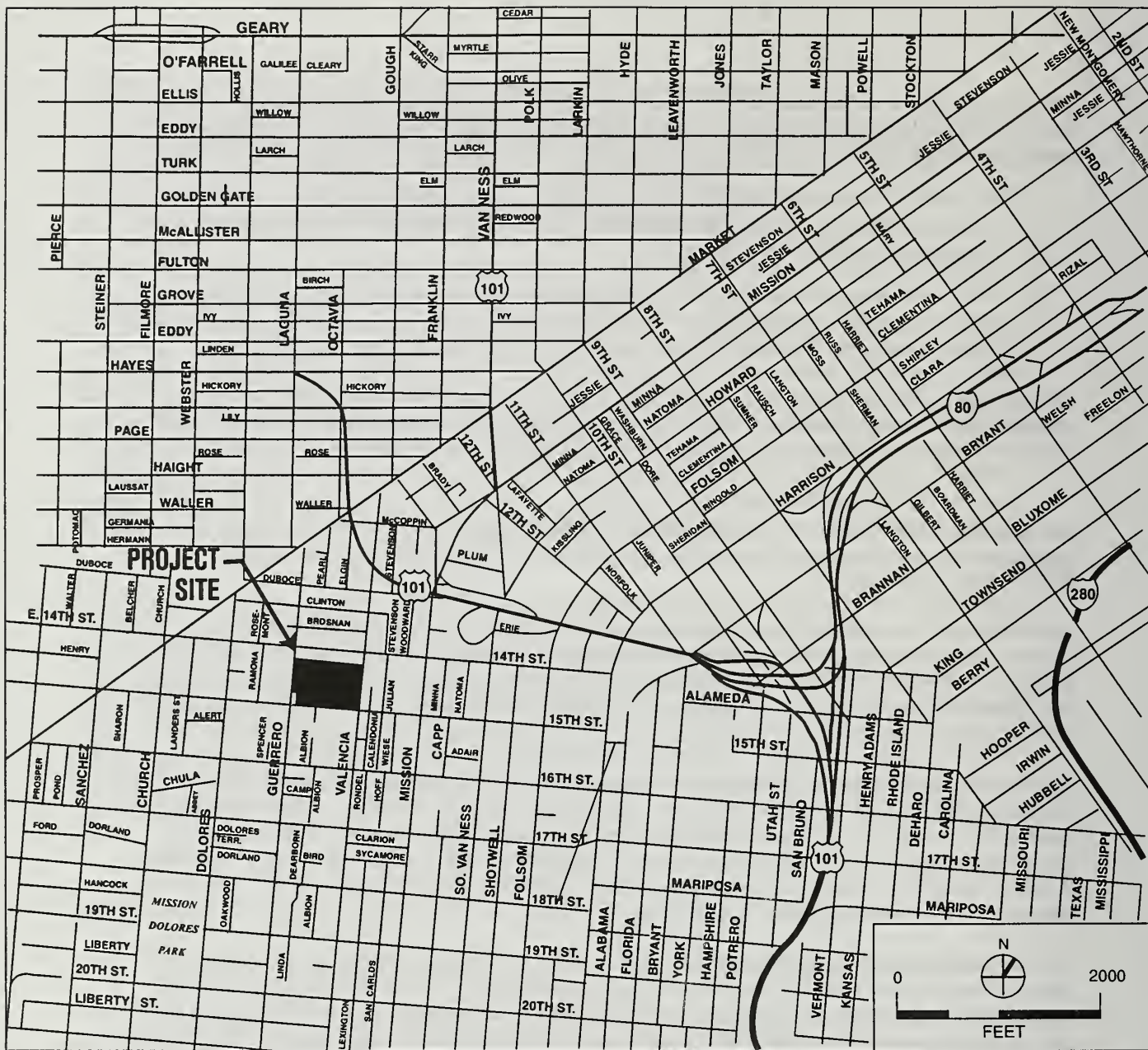
The proposed project would be designed with an architectural character intended to reflect the scale and style of structures in the surrounding neighborhood. All residential buildings except for the two buildings on Valencia Street would be oriented as walk-up apartments in street-facing row houses. The two buildings on Valencia Street would each have a residential entry elevator lobby and a ground story design that would reflect the commercial uses of that street. The project

¹ *Draft Action Plan for 2001-02*, Mayor's Office of Community Development, City and County of San Francisco, Program Year: 7/01/01-6/30/02.

² *City and County of San Francisco Consolidate Plan*, Mayor's Office of Housing, 2001-2005

³ *San Francisco General Plan*, City and County of San Francisco, adopted June 27, 1996

⁴ *5 Year Plan for Fiscal Years 2001-2005*, San Francisco Housing Authority, City and County of San Francisco, October 1, 2001.



VALENCIA GARDENS HOPE VI PROJECT
FIGURE 1: PROJECT LOCATION

would include architectural features such as bay windows, varied rooflines and varied massing. The maximum height of the proposed buildings would be 48 feet. New streets would be introduced to create blocks similar to those in the surrounding Mission District neighborhood (see Figures 2 and 3). The new U-shaped interior street would have parallel surface parking on both sides and would connect with the new east-west through street at two points; the new streets would be designed for local residential traffic. The new interior street would include special paving to denote the increased level of pedestrian activity.

Along Valencia Street, the project would include street-level community spaces, management offices, and childcare center, with senior residences above. The community center would be at the corner of Valencia and 15th Streets (see Figure 2). A secured "front door" would be oriented toward this intersection. A semi-public plaza would be located west of the community center to provide a multi-function outdoor space for residents and their guests. The childcare center, which would front Valencia Street, would be adjacent to the community center, adjacent to the dedicated childcare open space; this open space would connect to the community plaza. A computer learning center, intended for training facilities and other resident uses, would be adjacent to the childcare center fronting Valencia Street.

The proposed project would provide 66 senior units, 15 one-bedroom, 114 two-bedroom, 83 three-bedroom, and 12 four-bedroom units. Except for the senior units along Valencia Street, all of the units would have private exterior access from the sidewalk, with most units sharing a stoop or entry terrace with one other unit. All of the units would face the public and private streets, with visible front doors and windows intended to provide "eyes on the street."

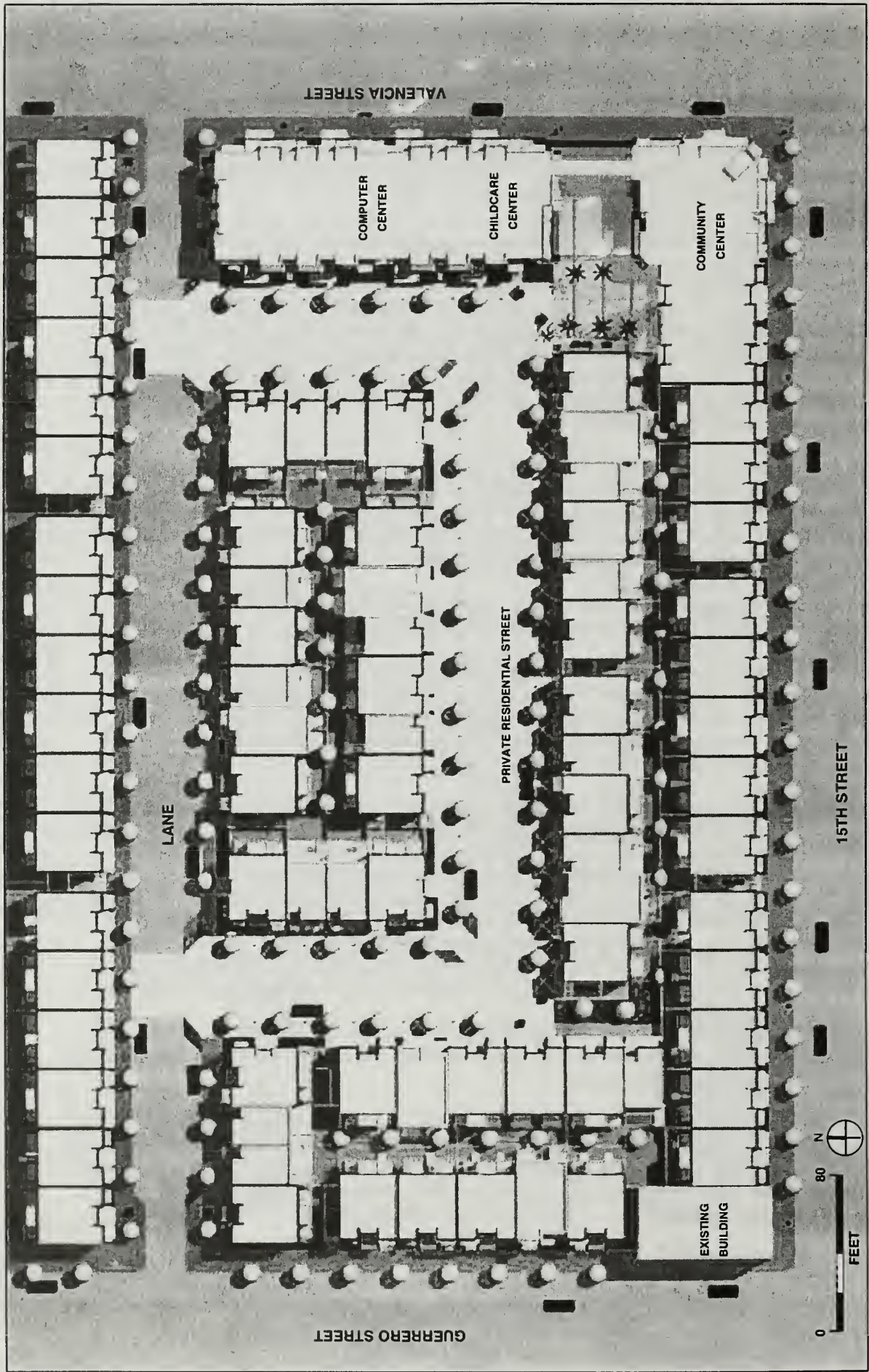
Existing Conditions and Trends: Describe the existing conditions of the project area and its surroundings, and trends likely to continue in the absence of the project. [24 CFR 58.40(a)]

The existing Valencia Gardens Public Housing, which would be demolished and replaced under the proposed project, is comprised of 22 three-story residential buildings containing 246 residential units; community space, a computer learning center, and property management facilities (together totaling approximately 4,600 sf); a childcare center (approximately 2,000 sf); community open space; and 82 surface parking spaces.

Valencia Gardens, sponsored by the San Francisco Housing Authority (SFHA), was designed by well-known architects Harry Thomsen and William Wurster in 1941, and was completed by late spring of 1943 under the US Housing Authority's slum clearance program. The complex is comprised of 22 linked three-story buildings arrayed in a serpentine plan with internal courtyards. Valencia Gardens is an example of a "court plan," using inward facing buildings at the perimeter of the site, creating spacious and protected inner courtyards. The garden courtyards, including rounded beds on the site, were designed by well-known landscape architect Thomas Church. Included in the courtyards are seven Works Progress Administration-era (a Depression-era federal employment program) sculptures created by local sculptor Beniamino (Benny) Bufano.

The project site is within a RM-1 (Residential, Mixed Districts, Low Density) Zoning district. The northernmost portion of the site is in the 50-X height and bulk district and the remainder of the site is within the 40-X height and bulk district.

The site is predominantly flat, with a slight descending (approximately 10 feet) of elevation to the east, and is bordered on the south by 15th Street, on the west by Guerrero Street, and on the east by Valencia Street. The site is accessible from Valencia, Guerrero and 15th Streets; however, a fence surrounds the site limiting pedestrian access. Automobile access to the 82 surface parking spaces is from Valencia Street near 14th Street and Guerrero Street near 14th Street.



VALENCIA GARDENS HOPE VI PROJECT
FIGURE 2: CONCEPTUAL SITE PLAN

SOURCE: Van Matar Williams Pollack



LANE ELEVATION



VALENCIA STREET ELEVATION



GUERRERO STREET ELEVATION



15TH STREET ELEVATION



SOURCE: Van Meter Williams Pollack

VALENCIA GARDENS HOPE VI PROJECT
FIGURE 3: CONCEPTUAL STREET ELEVATIONS

There are three- and four-story residential buildings to the north of the project site that front on 14th Street. Guerrero Street in the project vicinity is predominantly two- to four-story residential buildings, with commercial uses on the street level of corner buildings. Valencia Street in the project vicinity is predominantly three- to four story residential buildings with some street level commercial uses throughout the block as well as a few exclusively commercial buildings. Fifteenth Street in the project vicinity is predominantly two- to four-story residential buildings, with one- to two story commercial uses intermixed. The surrounding land uses are predominantly single-family and multi-unit residential, with some commercial storefronts at street level.

The existing buildings are in fair condition, and without removal or other changes those conditions would be expected to continue to deteriorate. Existing problems with security, privacy, building system obsolescence (plumbing, electrical, heat), earthquake safety, open space, poor unit design, and institutional building design not integrated with the neighborhood would be expected to remain if the existing buildings are not removed and re-built.

Statutory Checklist

[24CFR §58.5]

For each listed statute, executive order or regulation, record the determinations made. Note reviews and consultations completed as well as any applicable permits or approvals obtained. Attach evidence that all required actions have been taken. Record any conditions or mitigation measures required. Then, make a determination of compliance or consistency.

Factors

Determinations and Compliance Documentation

Historic Preservation [36 CFR 800]	B—Valencia Gardens Public Housing development appears eligible for the National Register of Historic Places under criteria A and C. A Memorandum of Agreement (MOA) is under review with the SHPO, San Francisco Planning Department, San Francisco Mayor's Office of Housing, and San Francisco Landmark Preservation Advisory Board; stipulations of the MOA would mitigate the loss of the historic resource. In accordance with Section 800.9(c)(1), and pursuant to Section 110(k) of the NHPA, significant adverse effects of an historic property may be granted after SHPO has consulted with the Advisory Council on Historic Preservation (ACHP), and determines that circumstances justify the action despite the adverse effect created or permitted by the applicant. Circumstances that may justify the action could include providing an increase in affordable housing, providing unit types to best meet the needs of families and seniors, providing economically sustainable supportive services for its residents as well as the community, remediation of the existing physical hazards, blending of the design of the new buildings into the surrounding community, and improving public housing facilities, amenities, security, and Americans with Disabilities Act access at the site. SD F1, F2
Floodplain Management [24 CFR 55, Executive Order 11988]	A—The proposed project is not located in a floodplain per FEMA maps. FEMA has identified no flood hazard area within the City and County of San Francisco. SD B1, F3

Wetlands Protection [Executive Order 11990]	A—The project site is not located within or adjacent to a wetland. In addition, the site is already heavily developed, urban in nature, and would not affect any coastal, riparian, or bay front wetlands. SD A1, C1, D1, D2, D6
Coastal Zone Management Act [Sections 307(c),(d)]	A—The proposed project site is located approximately 2 miles from the San Francisco Bay and approximately 4.75 miles from the Pacific Ocean; it is not located in the Coastal Zone or San Francisco Bay Conservation Zone. SD A1, C1, D1
Sole Source Aquifers [40 CFR 149]	A—The proposed project is not located within an area designated by the U.S. Environmental Protection Agency (EPA) as being supported by a sole source aquifer. There are no sole source aquifers within the City and County of San Francisco. The City water service is not provided from a sole source aquifer. SD E1, B2
Endangered Species Act [50 CFR 402]	A—The project site is in a highly developed urban area and would not likely affect Federally-listed or proposed threatened and endangered species, nor designated or proposed critical habitat. SD A1, D2, D3, D4, D5
Wild and Scenic Rivers Act [Sections 7 (b), (c)]	A—There are no water ways on the project site and there are no wild and scenic rivers in the City and County of San Francisco. Therefore, the project would not have an effect on any river listed in the National Wild and Scenic Rivers system. SD A1, E2
Air Quality [Clean Air Act, Sections 176 (c) and (d), and 40 CFR 6, 51, 93]	B—The City of San Francisco is in compliance with the State Implementation Plan (SIP). The proposed project would fall below the screening thresholds of the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines of 530 units of multi-family housing or generating more than 2,000 vehicle trips per day; therefore, no potentially significant air quality impacts are anticipated, and no special study or mitigation is required. However, construction activities and equipment could cause adverse effects on local air quality and Mitigation Measures 7 and 8 have been incorporated to address fugitive dust. SD C3, F5
Farmland Protection Policy Act [7 CFR 658]	A—The City and County of San Francisco has no farmlands identified within jurisdiction of their respective boundaries, and thus, the project would not affect farmland. SD A1, E3

Environmental Justice [Executive Order 12898]	A—The proposed project includes demolition of the existing 246 units of public housing on the site, and replacement construction of up to 290 housing units; the project site is suitable for its proposed use. There are environmental justice populations, minority populations and low-income populations, on the site and throughout the project vicinity. The proposed project would serve families with incomes ranging from extremely low- to low-income using HUD income definitions, thereby allowing working families the opportunity to remain in San Francisco. The proposed project would also serve seniors. When the HOPE VI application was submitted in 1997, 93 percent of the population was minority; this percentage is anticipated for the proposed project. The proposed project would provide an improved living environment for the residents of Valencia Gardens as well as for the surrounding community as it would provide unit types to best meet the needs of families and seniors in affordable housing; provide economically sustainable supportive services for its residents as well as the community; remediate the physical hazards of the existing Valencia Gardens, including soil stabilization; blend into the surrounding community; and improve public housing facilities, amenities, security, and ADA access at the site. SD A2, F4
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HUD Environmental Standards		Determinations and Compliance Documentation	
Noise Abatement and Control [24 CFR 51 B]		B—The project is within the line-of-site of an arterial roadway but not a railway. The project site fronts Valencia, Guerrero and 15th Streets. Valencia Street is the most heavily traveled with an approximately 23,000 AADT. Adjusting for the traffic speeds and the building setbacks, based upon the HUD Noise Assessment Guidelines, there is an estimated 12,190 AADT, correlating to an estimated noise level of 75 dBA. Noise attenuation measures would be incorporated into project construction, reducing interior noise levels to 45 dBA or less, and would provide conformance with HUD noise standards. Title 24 of the California Code of Regulations standards for interior noise levels, that levels not exceed 45 dBA, would also apply to the residential uses, and associated amenities within the proposed project. Adherence to these standards would also insulate the interior uses from excessive exterior noise levels. Demolition and construction activities would cause temporary increases in noise levels but would be conducted in compliance with the San Francisco Noise Ordinance, which would limit hours of construction activities and maximum noise levels from construction equipment; Mitigation Measure 5 would further reduce any noise impacts during construction. Traffic volumes from the proposed project are not project to double traffic on adjacent streets; therefore substantial increases in noise levels would not be expected. Building equipment noise, such as air conditioning units, would comply with Section 2909 of the San Francisco Noise Ordinance. SD F5, F6, F7	

**Toxic or Hazardous
Substances and
Radioactive Materials**
[HUD Notice 79-33]

B— The proposed project does not involve the use of toxic chemicals or radioactive materials. Project implementation would involve the redevelopment of public housing and associated amenities that would require relatively small quantities of hazardous materials for routine activities, which do not typically pose any substantial public health or safety hazards.

The environmental database review prepared for the site by VISTA Information Solutions found that two State equivalent CERCLIS list (SCL) sites were within 1/4 to 1/2 mile of the project site. Additionally, six Leaking Underground Storage Tanks (LUST), three State index of properties with hazardous waste (CORTESE) sites, nine Registered underground or aboveground storage tanks (UST/AST) sites, and six RCRA registered small or large generators of hazardous waste (GNRTR) sites were within 1/8 mile of the site.

An Environmental Investigation, a Phase II Environmental Site Assessment (ESA), prepared for the site by ERRG indicated detections of arsenic and thallium in groundwater and benzo(a)pyrene in soil above EPA PRG screening levels. However, these detections were only found in one soil sample out of five and one water sample out of five, and these levels were only slightly above the PRGs. Mitigation Measure 14 would protect workers if in the rare chance the substances are encountered, and residents would not be exposed to any residual soil or groundwater contaminants.

A supplemental environmental report is being prepared to provide additional information to support site closure without additional investigation and remediation. The supplemental environmental report also presents a soil management protocol for soil reuse on the site, and means to protect on-site residents from potential exposure of the chemical in soil underneath the site. The supplemental report would be completed in April, 2002 and submitted to the Department of Public Health.

The project would include excavation to remove existing partial basements at about 6 to 9 feet below grade; based on the geotechnical report for this project, the water table appears to be at a depth of 5 to 9 feet. Any dewatering would be subject to the requirement of the San Francisco Industrial Waste Ordinance. Mitigation Measures 10, 11, 12 and 13 address potential impacts of dewatering.

Both lead paint and asbestos have been identified at the Valencia Gardens site. The proposed project includes Mitigation Measure 14, which would reduce the potential health risks associated with building materials containing asbestos, PCBs, lead, mercury, or other hazardous materials by securing the investigation, removal, and disposal of these materials prior to demolition of the buildings. The Mitigation Measure would ensure compliance with existing regulations applicable to the management of any potentially hazardous building components. These existing laws and regulations would help to ensure the health and safety of workers, neighbors, and the natural environment.

SD F4, F8, F9, F10

Siting of HUD-Assisted Projects near Hazardous Operations [24 CFR 51 C]	A—Nine Registered underground or above-ground storage tanks (UST/AST) sites, and six RCRA registered small or large generators of hazardous waste (GNRTR) sites were found within 1/8 mile of the proposed project site. However, it is assumed that these adjacent uses are in accordance with applicable regulations. Project residents would not be exposed to hazards in levels above those that presently exist. SD F8
Airport Clear Zones and Accident Potential Zones [24 CFR 51 D]	A—The proposed project is not located within a FAA-designated civilian airport Runway Clear Zone (RCZ), or within an Airport Potential Zone. There are no military airfields in San Francisco County or the nearby vicinity therefore; no military airfield APZ or Clear Zone (CZ) would effect the housing redevelopment. SD F11

Environmental Assessment Checklist

[Environmental Review Guide HUD CPD 782, 24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27]

Evaluate the significance of the effects of the proposal on the character, features and resources of the project area. Enter relevant base data and verifiable source documentation to support the finding. Then enter the appropriate impact code from the following list to make a finding of impact. **Impact Codes:**

(1) No impact anticipated; (2) Potentially beneficial; (3) Potentially adverse; (4) Requires mitigation; (5) Requires project modification. Note names, dates of contact, telephone numbers and page references. Attach additional materials as needed.

Land Development	Code	Source or Documentation
Conformance with Comprehensive Plans and Zoning	1	Presently, the site contains housing units in three-story structures, in addition to community facilities; it would be replaced with similar uses. The proposed project would require review by the Planning Commission in context of the San Francisco General Plan and other relevant plans. It could not be approved if the proposed project were to have substantial conflicts with the General Plan objectives. Proposed uses are consistent with the RM-1 (Residential, Mixed Districts, Low Density) zoning and the 40-X and 50-X Height and Bulk Districts. The proposed project would require Conditional Use authorization from the Planning Commission to determine qualification as a Planned Unit Development (PUD) under Section 304 of the City Planning Code. A PUD would allow for development to take place as an integrated unit and permits well-reasoned modifications of certain provisions of the Planning Code such as parking, open space, rear yard, and bulk standards. SD F5
Compatibility and Urban Impact	2	The three- and four-story buildings of the proposed project would be generally consistent with the density, height, and scale of surrounding residential and commercial uses. Additionally, the proposed buildings would incorporate materials, window patterns and styles, colors, textures, roof forms, and a vertical emphasis that are present in the neighboring residential and commercial buildings to provide compatibility with the character of the surrounding neighborhood. SD F4

Slope	1	The proposed project site is predominantly flat; it slopes downward approximately ten feet in elevation from the western portion of the site to the eastern portion of the site. SD F4, F10
Erosion	1	Currently, 22 three-story buildings, landscaping, paved courtyards, and surface parking areas cover the project site; it is not subject to soil erosion. SD A1, F4
Soil Suitability	2, 4	The proposed project is a redevelopment project, building on an already developed site. The proposed project will remediate existing deficiencies in soil stability. Soil on the site is loose to medium dense sand to silty fill that extends approximately five to fifteen feet. A Geotechnical Investigation Report identified potentially liquefiable soil across the site approximately fifteen feet thick and at depths ranging from five to ten feet below the ground surface; these soils would likely liquefy under strong ground shaking associated with a moderate to large earthquake. This report includes recommendations for site preparation and grading, compaction grouting, foundation type, retaining walls, utilizes and utility trenching and seismic design. Mitigation Measure 9 requires that the project sponsor and its contractors would follow the recommendations of the final geotechnical reports. SD F4, F5, F10
Hazards and Nuisances including Site Safety	2	The proposed project includes current building construction, which would meet Building Code and Fire Code with much stricter standards than required in the original building construction; the project would provide safer conditions than those that presently exist. SD F5
Energy Consumption	1	The proposed project would conserve energy; it would meet current State and local codes concerning energy consumption, including Title 24 of the California Code of Regulations enforced by the Department of Building Inspection. SD F5

Noise—Contribution to Community Noise Levels	4	The main source of noise throughout most of San Francisco, as well as the project site, is traffic. The nearest sensitive receptors to the proposed project area would be the residential uses on and surrounding the site. Noise attenuation measures would be incorporated into project construction, reducing interior noise levels to 45 dBA or less, and would provide conformance with HUD noise standards. Title 24 of the California Code of Regulations standards for interior noise levels, that levels not exceed 45 dBA, would also apply to the residential uses, and associated amenities within the proposed project. Adherence to these standards would also insulate the interior uses from excessive exterior noise levels. Demolition and construction activities would cause temporary increases in noise levels but would be conducted in compliance with the San Francisco Noise Ordinance, which would limit hours of construction activities and maximum noise levels from construction equipment; Mitigation Measure 5 would further reduce any noise impacts during construction. Traffic volumes from the proposed project are not project to double traffic on adjacent streets; therefore substantial increases in noise levels would not be expected. Building equipment noise, such as air conditioning units, would comply with Section 2909 of the San Francisco Noise Ordinance. SD F5, F6
Air Quality Effects of Ambient Air Quality on Project and Contribution to Community Pollution Levels	4	The City of San Francisco is in compliance with the State Implementation Plan (SIP). The proposed project would fall below the screening thresholds of the Bay Area Air Quality Management District (BAAQMD) CEQA Guidelines of 530 units of multi-family housing or generate more than 2,000 vehicle trips per day; therefore, no potentially significant air quality impacts are anticipated, and no special study or mitigation is required. However, construction activities and equipment could cause adverse effects on local air quality and Mitigation Measures 7 and 8 have been incorporated to address fugitive dust. SD C3, F5
Environmental Design Visual Quality—Coherence, Diversity, Compatible Use and Scale	2	The proposed project would continue to provide affordable public housing opportunities and would improve public housing facilities, amenities, security, and ADA access at the site. As such, is considered a desirable reuse of the site. The design of the new construction would be compatible with nearby properties and within the density, height, and massing allowed by City zoning. Some of the new Valencia Gardens buildings would be somewhat taller than the existing three-story buildings on the site, and generally the same height as the surrounding residential buildings. The proposed buildings would alter the existing layout of development on the site, and develop a pattern similar to existing residential and commercial development in the surrounding area. SD F4, F5

Socioeconomic	Code	Source or Documentation
Demographic Character Changes	1	Generally, the residents that lived in the existing Valencia Gardens will return to Valencia Gardens once it is reconstructed. The project would result in an onsite population of up to approximately 1,244 people, including 1,212 residents, 15 non-resident day-care children, and 17 employees. The population on the site would increase by approximately 620 people. This increase is due to an increase in units on the site, but also from the change in the types of units provided. The proposed project would include senior units and larger units for families, slightly changing the demographic character of the site. SD A2, F4
Displacement	1	The proposed project would temporarily displace the existing 246 units of existing public housing, but no long-term displacement of residents would result. In anticipation of the proposed project, and in compliance with the Valencia Gardens Relocation Plan submitted to and approved by HUD in 2000, approximately 172 of the 246 units (70 percent of the units) have been vacated. The remaining units would be relocated to other housing in the San Francisco Bay Area prior to demolition of the existing Valencia Gardens. All eligible Valencia Gardens residents will be offered an opportunity to return to Valencia Gardens after reconstruction. SD A2, F5
Employment and Income Patterns	1	As the proposed project would redevelop existing public housing, and provide affordable housing opportunities when complete, employment and income patterns are not expected to change substantially as a result of project implementation. SD F5, A2

Community Facilities and Services

Community Facilities and Services	Code	Source or Documentation
Educational Facilities	1	As the proposed project would not be expected to substantially increase the number of residents and employees on the site, it would not substantially change the demand for school services. SD F4, F5
Commercial Facilities	1	Residents have ready access to many commercial facilities on Valencia and Guerrero Streets within easy walking distance. SD A1, A2
Health Care	1	Residents will have access to health care facilities within the project vicinity. No health care facilities would be affected by the project, as there would be no significant change in demand in the demographics in the area as a result of project implementation. SD A1, A2
Social Services	1	The neighborhood is served by several social services (e.g., educational, employment, social facilities). Residents would also be provided on-site social services, such as the computer learning center and community center. SD A1, A2

Solid Waste	1	As the project would replace existing residential uses with similar uses, at a slightly greater intensity, the project would not substantially increase existing solid waste generation at the project site. SD F4
Waste Water	1	As the project would replace existing residential uses with similar uses at a slightly greater intensity, the project would not substantially increase wastewater generation at the project site, and would continue to comply with all local water conservation and wastewater discharge requirements. SD F4
Storm Water	1	The project site is almost entirely paved or covered by landscaping and structures. The proposed project would cover approximately 75 percent of the area with paved surfaces, and would not substantially affect the area of impervious surface at the site or alter the drainage. Project-related storm water would not substantially change, and would continue to flow to the City sewer system. SD F4
Water Supply	1	As the project would replace existing residential uses with similar uses at a slightly greater intensity, the project would not substantially increase water demand at the project site. The project would include newer water-conservation fixtures compared to existing development on the site. SD A2, F4
Public Safety —Police	1	The project site presently receives police protection services, and the proposed project would create little additional demand for police services in the area. The increase in demand would not require the construction of any new police facilities. In addition, the proposed project would include design measures, such as individual front doors, to increase public safety. SD F4
—Fire	1	The project site presently receives fire protection services and the project would create little additional demand for fire services in the area. The increase in demand would not require the construction of any new fire facilities. In addition, the project would include new fire code upgrades and protection that should reduce the chances of fire at the project. SD F4
—Emergency Medical	1	In general, the project would not increase demand for emergency medical facilities in excess of what is already provided in the area. The existing site is currently served by St. Lukes Hospital on Cesar Chavez street and the San Francisco General Hospital on Potrero Avenue, both of which are located less than two miles of the site. SD A1, A2
Open Space and Recreation —Open Space	1	The project would provide approximately 2,300 sq. ft. of outdoor child play space, and other semi-public community open space. The proposed project would not substantially change the demand for recreation, or other public open space. SD F4, F5

—Recreation	1	As the proposed project would not be expected to substantially increase the number of residents and employees on the site, it would not substantially change the demand for recreation facilities. SD F4
—Cultural Facilities	1	As the proposed project would not be expected to substantially increase the number of residents and employees on the site, it would not substantially change the demand for cultural facilities nor would it affect any cultural facilities directly. SD A1, A2
Transportation	3	The proposed project would result in a net increase of 439 daily person-trips and 39 PM peak-hour person-trips. These trips spread out over the area roadways would not result in significant traffic impacts at surrounding intersections. The proposed project would generate approximately 14 transit trips (inbound and outbound) during the PM peak hour which would be spread out over the six MUNI lines as well as MUNI metro lines, SamTrans, and BART in the project vicinity. The proposed project would provide 86 parking spaces, four more than under existing conditions, for the residential use, however it would not meet Code requirements. Off-street loading would not be provided. As part of the PUD, the project sponsor would be required to obtain an exemption for parking requirements and loading requirements. Improvement Measures for project sponsor to work with the Department of Parking and Traffic would be implemented to reduce potential minor impacts to traffic from loading and during project construction. SD F12, F13

Natural Features

Source or Documentation

Water Resources	1	It is not anticipated that the project would affect any water resources, nor change the demand for water in excess of that already provided for in this urban area. SD F5
Surface Water	1	No surface water (e.g., lakes, rivers, ponds) is associated with the proposed project site. SD A1, C1, D1, D2, D6, F5
Unique Natural Features and Agricultural Lands	1	The proposed project site is currently developed, and located in an urban area. No unique natural features or agricultural lands are associated with the redevelopment of this site. SD A1, E3
Vegetation and Wildlife	1	No natural habitats and no native vegetation exist on the proposed project site. SD A1, D2, D3, D4, D5

Other Factors	Source or Documentation	
	2	Over the last several years, public input has been sought in different ways. SD F14

NOTE: The Responsible Entity must additionally document and ensure compliance with 24 CFR §58.6 in the ERR, particularly with the Flood Insurance requirements of the Flood Disaster Protection Act and the Buyer Disclosure requirements of the HUD Airport Runway Clear Zone/Clear Zone regulation at 24 CFR 51 Subpart D.

Summary of Findings and Conclusions

- Cultural Resources.** Compliance with the stipulations listed in a signed Historic Resources Memorandum of Agreement (MOA), along with Mitigation Measures 1 and 2 would assure no adverse effects on architectural or archaeological resources. HABS documentation would be completed and the testing, evaluation, and data recovery program as outlined in *Archaeological Research Design and Treatment Plan* would be completed.
- Construction Noise.** All demolition and construction activities would be conducted in compliance with the San Francisco Noise Ordinance, which would limit hours of construction activities and maximum noise levels from construction equipment. However, Mitigation Measure 5 requires additional precautions to be taken to limit construction noise.
- Air Quality.** Although the proposed project would fall below the screening thresholds for potential air quality impacts, Mitigation Measures 7 and 8 requires the project contractor to further reduce dust and other emissions of particulates and pollutants with the implementation of specific site maintenance and dust control activities.
- Geology.** Geotechnical investigations and implementation of their associated recommendations are required as part of the proposed project in Mitigation Measures 9, 10 and 11, in order to assure the appropriate site preparation, foundation design, and to address any concerns from potential dewatering.
- Water Quality.** In order to ensure compliance with water quality standards throughout construction of the proposed project, Mitigation Measures 12 requires specific dewatering and storm water requirements and Mitigation Measure 13 requires sediment traps in local storm water intakes, if found necessary by the Bureau of Environmental Regulation and Management of the San Francisco Department of Public Works.
- Hazards.** A supplemental environmental report is being prepared to provide additional information to support site closure without additional investigation and remediation, along with a soil management protocol for soil reuse at the site. The report would be provided to the San Francisco Department of Public Health. However, after consideration of the report, the San Francisco Department of Public Health may still require that in addition to local, State, and federal requirements for handling hazardous materials and soil and groundwater containing chemical contaminants, the project sponsor shall enter into a

remedial agreement with the San Francisco Department of Public Health pursuant to Health and Safety Code Section 101480 et seq., which requires the removal and disposal of hazardous materials found on-site.

ALTERNATIVES TO THE PROPOSED ACTION

Alternatives and Project Modifications Considered [24 CFR 58.40(e), Ref. 40 CFR 1508.9]

(Identify other reasonable courses of action that were considered and not selected, such as other sites, design modifications, or other uses of the subject site. Describe the benefits and adverse impacts to the human environment of each alternative and the reasons for rejecting it.)

No Action Alternative [24 CFR 58.40(e)]

(Discuss the benefits and adverse impacts to the human environment of not implementing the preferred alternative).

The No Action Alternative would entail no change to the site. The proposed project – to replace the existing Valencia Gardens buildings with 15 three-story buildings and two four-story buildings containing 290 residential units, a community center, a childcare center, a computer learning center, an outdoor child play space, and other semi-public community space, and 86 surface parking spaces, would not be implemented. The existing 22 three-story residential buildings containing 246 residential units, community space, a computer learning center and property management facilities, a childcare center, community open space, and 82 surface parking spaces would not be demolished and none of the existing architectural features would be altered.

If the No Action Alternative were implemented, none of the impacts associated with the proposed project would occur. The existing 22 buildings would not be demolished, and existing population, transportation, cultural resources, and geologic conditions would not change. This alternative would not meet MHDC's or the SFHA's goals to continue to provide affordable housing opportunities and decrease the concentration of public housing units; provide unit types to best meet the needs of families and seniors in affordable housing; provide economically sustainable supportive services for its residents as well as the community; remediate the physical hazards of the existing Valencia Gardens, including seismic soil stabilization; blend into the surrounding community; and improve public housing facilities, amenities, security, and ADA access at the site.

As noted in the Section 106 Documentation, the existing buildings are in fair condition, and without removal or other changes those conditions would be expected to continue to deteriorate with the No Action Alternative. Existing problems with security, privacy, building system obsolescence, earthquake safety, open space, poor unit design, and institutional building design not integrated with the neighborhood would be expected to remain.

A No Action Alternative would also cause the SFHA to forfeit use of its HOPE VI funding, awarded by the HUD for the purpose of revitalizing Valencia Gardens. The loss of federal funding would limit SFHA's ability to revitalize and increase the supply of affordable housing in San Francisco.

Preservation/Rehabilitation of Existing Buildings Alternative

Valencia Gardens, sponsored by the San Francisco Housing Authority (SFHA), was designed by well-known architects Harry Thomsen and William Wurster in 1941, and was completed by late spring of 1943 under the US Housing Authority's slum clearance program. The complex is comprised of 22 linked three-story buildings arrayed in a serpentine plan with internal courtyards. Valencia Gardens is an example of a "court plan," using inward facing buildings at the perimeter of the site, creating spacious and protected inner courtyards. Architect William Wurster has been widely recognized for his use of Bay Area architectural style and has been called the founder of the Bay Area regional school of architecture. The Valencia Gardens buildings have been altered over the last 59 years but are currently considered to be in a fair condition. Garden courtyards,

including rounded beds on the site, were designed by well-known landscape architect Thomas Church and retain a high degree of integrity. Sculptures created by Beniemino (Benny) Bufano were featured in the courtyards and are still at their original location.

Section 106 documentation has been prepared by Carey & Co., and concludes that the Valencia Gardens complex is eligible for listing as a district on the National Register of Historic Places under Criterion A, due to its association with the social and architectural history of public housing, and under Criterion C, because it is the work of a well-known Bay Area architect, landscape architect and sculptor, and embodies the distinctive characteristics of the Modern style associated with the Bay Area. The Valencia Gardens complex appears to fall under the category of district in that it possesses a significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by plan or physical development.

The Preservation/Rehabilitation of Existing Buildings, would preserve the Valencia Gardens buildings in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Restructuring Historic Buildings (the Standards). The Standards are the primary document used by a broad range of government entities and private sector organizations to plan and evaluate the treatment of historic buildings. The introduction to the Standards states that they are "neither technical nor prescriptive, but are intended to promote responsible preservation practices. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed." In other words, the Standards provide a framework, and are intended as a planning and guidance.

The Preservation/Rehabilitation Alternative, which would retain the defining exterior characteristics of the existing buildings, would be considered generally consistent with the Standards. This alternative would preserve the exterior of the buildings while substantially upgrading the interiors to conform with current seismic, life safety and other building code requirements for residential use. The Preservation/Rehabilitation Alternative would preserve the defining exterior characteristics of the existing buildings, including the serpentine layout of buildings, garden courtyards and service courtyards, restore original landscaping, and sculptures within the courtyards.

The Preservation/Rehabilitation Alternative would retain and restore important exterior architectural features and would avoid the proposed project's potentially significant impact to historic resources associated with demolition of the existing buildings. The Preservation/Rehabilitation Alternative would rehabilitate 246 units in the existing buildings, whereas the proposed project would develop up to 290 new units. The new units would provide include a greater number of larger units for families and units for seniors, and as a result the population on the site would increase from approximately 623 to 1,244. Compared to the proposed project, the Preservation/Rehabilitation Alternative would also limit the uses at the site, not expanding the childcare facility or computer learning center. The existing 22 buildings would not be demolished, and existing population, transportation, cultural resources, and geologic conditions would not change.

As with the No Action Alternative, the Preservation/Rehabilitation Alternative would not meet MHDC's or the SFHA's goals to provide unit types to best meet the needs of families and seniors in affordable housing; provide economically sustainable supportive services for its residents as well as the community; remediate the physical hazards of the existing Valencia Gardens, including seismic soil stabilization; blend into the surrounding community; and improve public housing facilities, amenities, security, and ADA access at the site. The Preservation/Rehabilitation Alternative would instead preserve the inherent architectural design and arrangement of the existing buildings, characterized as having problems with security, privacy, building system obsolescence, open space, poor unit design, institutional and not integrated with the neighborhood. While the Preservation/Rehabilitation Alternative would substantially upgrade the

interior of the buildings, existing floor plans, window patterns and other features are considered by the SFHA to limit the upgrade potential.

The Preservation/Rehabilitation Alternative was previously explored by MHDC, SFHA and Valencia Gardens residents in November 2000. In addition to evaluating how a preservation alternative and a new construction alternative would meet project goals, the cost of each alternative was estimated. While not an environmental issue, MHDC found that a preservation alternative would cost approximately 8 percent more than the proposed project, making it more cost effective to demolish and rebuild the residential development using HOPE VI funding.

Mitigation Measures Recommended [24 CFR 58.40(d), 40 CFR 1508.20]

(Recommend feasible ways in which the proposal or external factors relating to the proposal should be modified in order to eliminate or minimize adverse environmental impacts.)

See Mitigation Measures enumerated beginning on page 2.

Additional Studies Performed

(Attach studies or summaries)

See Appendix A Source Documentation List

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]

See Appendix A Source Documentation List

APPENDIX A
SOURCE DOCUMENTATION LIST (S.D.)
Valencia Gardens Hope VI Public Housing Project

A. Personal

1. Field Observation (FO) by Shannon Allen of EIP Associates. Date: October 23, 2002
2. Discussions / Meetings / Conversation by Reviewer
With: Lisa Pagan
Representing: Mission and Housing Development Corporation
Subject Matter: Valencia Gardens
Date: Various Dates and Times
Telephone #: (415) 864-6432

B. City and County Governments

1. City and County of San Francisco Planning Department. Letter regarding Floodplains in San Francisco. 24 July 1985

C. Regional Agencies

1. McAdam, John. Bay Conservation and Development Commission (BCDC). Phone Conversation, March 27, 2003.
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